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SUBDIVISION DEVELOPER

ACADEMY GATEWAY II, LLC.
50 WEST CHEYENNE MOUNTAIN ROAD
COLORADO SPRINGS, CO 80906
ATTN: JAMES R. BARASH
P: (719) 578-1335

OWNER

7-ELEVEN, INC.
5600 S. QUEBEC STREET, STE. 200C
GREENWOOD VILLAGE, CO 80911
ATTN: JAMES H. SCHULTZ
P: (303) 720-8629

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
518 17TH STREET, SUITE 1575
DENVER, CO 80202
ATTN: LAUREN ROOT
P: (303) 572-7997

ARCHITECT

THE DIMENSION GROUP
5600 SOUTH QUEBEC STREET, STE 310B
GREENWOOD VILLAGE, CO 80111
ATTN: TANNER KINDE
P: (720) 536-3180

MEP ENGINEER

THE DIMENSION GROUP
5600 SOUTH QUEBEC STREET, STE 310B
GREENWOOD VILLAGE, CO 80111
ATTN: JOSH GUNLOCK
P: (720) 536-3180

LANDSCAPE ARCHITECT

OUTDOOR DESIGN GROUP
5690 WEBSTER STREET
ARVADA, CO 80002
ATTN: MATT CORRION
P: (303) 993-4811

AGENCY REFERRALS

PLANNING & COMMUNITY DEVELOPMENT

2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
ATTN: KARI PARSONS
P: (719) 520-6306

EL PASO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

1675 W GARDEN OF THE GODS ROAD, SUITE 2044
COLORADO SPRINGS, CO 80907
CONTACT: PEGGY RIVERA
P: (719) 578-3199

PIKES PEAK REGIONAL BUILDING DEPARTMENT

2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
ATTN: DAN MCCULLY
P: (719) 327-2880

EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
CONTACT: JENNIFER IRVINE, COUNTY ENGINEER
P: (719) 520-6460

COLORADO SPRINGS UTILITIES

111 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903
CONTACT: ZACK SHEARER
P: (719) 668-8111, (719) 448-4800 (MAIN)

DONALD WESCOTT FIRE PROTECTION

15415 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921
CONTACT: CHIEF VINCENT "VINNY" BURNS
P: (719) 488-8680

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

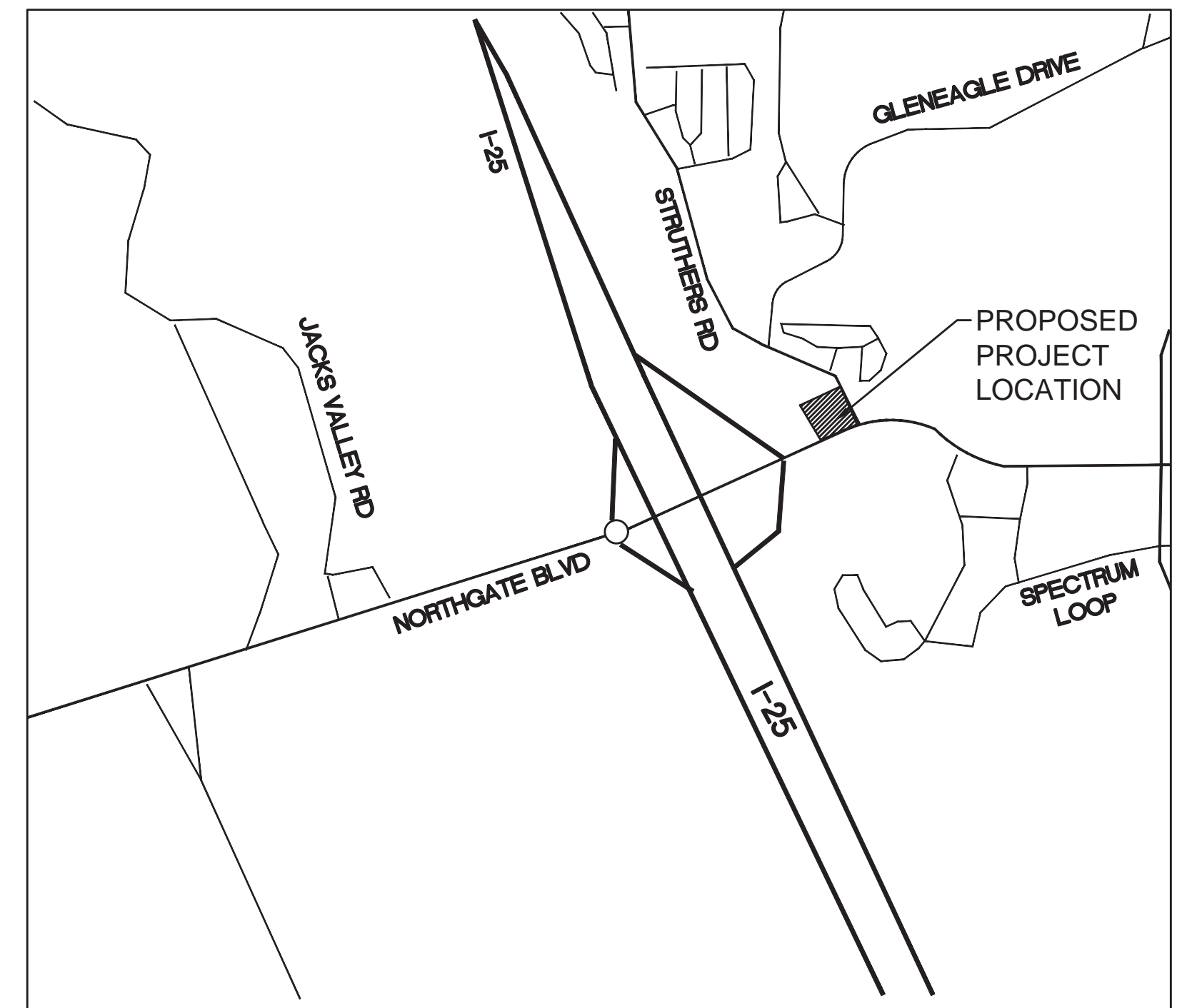
11140 E. WOODMAN RD.
FALCON, CO 80831-8127
CONTACT: KATHY HANSEN-LEE OR LYNN HERTEL
P: (719) 495-2283

DONALD WATER & SANITATION

15850 HOLBEIN DRIVE
COLORADO SPRINGS, CO 80921
CONTACT: ROBERT HULL
P: (719) 488-3603



MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE
SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH,
RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL
PASO COUNTY, STATE OF COLORADO
12/04/17



VICINITY MAP

1"= 500'

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER ALTA NSPS LAND TITLE SURVEY COMPLETED BY CLASSIC CONSULTING ENGINEERS AND SURVEYORS, DATED JULY 27, 2017.

PARCEL A:

LOT 1, ACADEMY GATEWAY SUBDIVISION FILING NO. 1, IN THE COUNTY OF EL PASO, STATE OF COLORADO ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 2017 UNDER RECEPTION NO. 217713997.

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES OVER AND ACROSS PORTIONS OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS SET FORTH AND DESCRIBED IN DECLARATION OF COVENANTS FOR ACADEMY GATEWAY RECORDED JUNE 29, 2017 UNDER RECEPTION NO. 217076379 AND AS SHOWN ON THE PLAT THEREOF RECORDED JULY 11, 2017 UNDER RECEPTION NO. 217713997.

PROJECT BASIS OF BEARING

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713997, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE NORTHERLY END BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38012" AND AT THE SOUTHERLY END BY A 1-1/2" WASHER STAMPED "PLS 38012" IS ASSUMED TO BEAR S 10°12'03" E, A DISTANCE OF 75.53 FEET.

FLOODPLAIN STATEMENT

PER ALTA

NO PORTION OF THE SURVEYED PROPERTY IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0287F, EFFECTIVE DATE MARCH 17, 1997.(ZONE X)

SOIL PREPARATION NOTE

SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: VIVID ENGINEERING GROUP
PROJECT: PROPOSED 7-ELEVEN CONVENIENCE STORE NW CORNER OF NORTHGATE BOULEVARD AND STRUTHERS ROAD DATED FEBRUARY, 6 2017,
VIVID PROJECT # D16-2-021

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING AREA SOIL AMENDMENT PROCEDURES.

CAUTION - NOTICE TO CONTRACTOR

NOTE: CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL INVESTIGATION/REPORT PREPARED BY VIVID ENGINEERING GROUP.

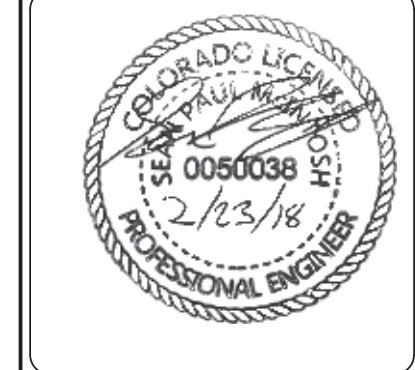
- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

GENERAL SITE NOTES:

- 1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
- 2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
- 3. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
- 4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
- 5. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
- 6. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.
- 7. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FOR REFERENCE DURING ALL SITE CONSTRUCTION.
- 8. THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- 9. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
- 10. GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN AS NEEDED, WHICH SHALL BE SUBMITTED TO AND APPROVED BY EL PASO COUNTY PRIOR TO ANY WORK IN THE PUBLIC R.O.W. CONTRACTOR IS RESPONSIBLE FOR SAFETY TO THE PUBLIC BY MINIMIZING THE INTERRUPTION OF THE USE OF ROADS AND PROVIDING SIGNS, FLARES, BARRICADES, ETC. AS NECESSARY.
- 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER.
- 12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
- 14. NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.
- 15. THE CONTRACTOR SHALL FURNISH A SET OF "AS-BUILT" PLANS AS NECESSARY TO GOVERNING JURISDICTION PRIOR TO FINAL ACCEPTANCE.
- 16. SEE THE SIGNAGE PACKAGE FOR ALL SITE SIGNAGE.
- 17. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

SHEET INDEX	
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	GRADING ENLARGEMENT PLAN
C2.2	DRAINAGE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES & DETAILS
C3.2	EROSION CONTROL DETAILS
C4.0	UTILITY PLAN
C5.0	BUILDING ELEVATIONS
C5.1	SITE PLAN DETAILS
C6.0	LANDSCAPE COVER SHEET AND PLANT LIST
C6.1	LANDSCAPE PLAN
C6.2	IRRIGATION PLAN
C6.3	IRRIGATION DETAILS
C7.1	PHOTOMETRIC PLAN

No.	REVISION	DATE
1	EL PASO COUNTY RESUBMITTAL	01/31/18
2	EL PASO COUNTY RESUBMITTAL - STAMPED SET	02/23/18



EES
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SOLUTIONS, INC.
518 17th Street
Suite 1575
Colorado Springs, CO 80902
www.ees-us.com
303-572-7997



DEVELOPMENT PLAN
7-ELEVEN
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
COVER SHEET

PROJECT NO:	7EL024.01
DESIGNED BY:	SPM
DRAWN BY:	LER
DATE:	12/04/17

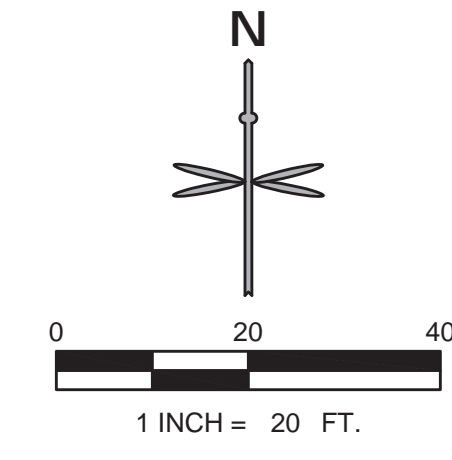
C0.0
SHEET 1 OF 16

811
Know what's below.
Call before you dig.
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

2/21/2018 3:15 PM P:\7-ELEVEN\CO. EL PASO COUNTY, NORTHGATE AND STRUTHERS 10807908 CAD\C0.0 COVER SHEET.DWG

MAJOR SITE DEVELOPMENT PLAN

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION
 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	SETBACK
	EASEMENT LINE
	BUILDING
	MONUMENT SIGN
	EXISTING SIGN
	HANDICAPPED PARKING SIGN
	PARKING COUNT
	TYPE 3 CATCH CURB AND GUTTER
	TYPE 3 SPILL CURB AND GUTTER
	CONCRETE DRIVE/PARKING
	CONCRETE WALK
	LIGHT
	SANITARY MANHOLE (BY OTHERS)
	SANITARY SEWER CLEANOUT
	1" WATER METER
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED SIGHT LIGHT

SITE DATA

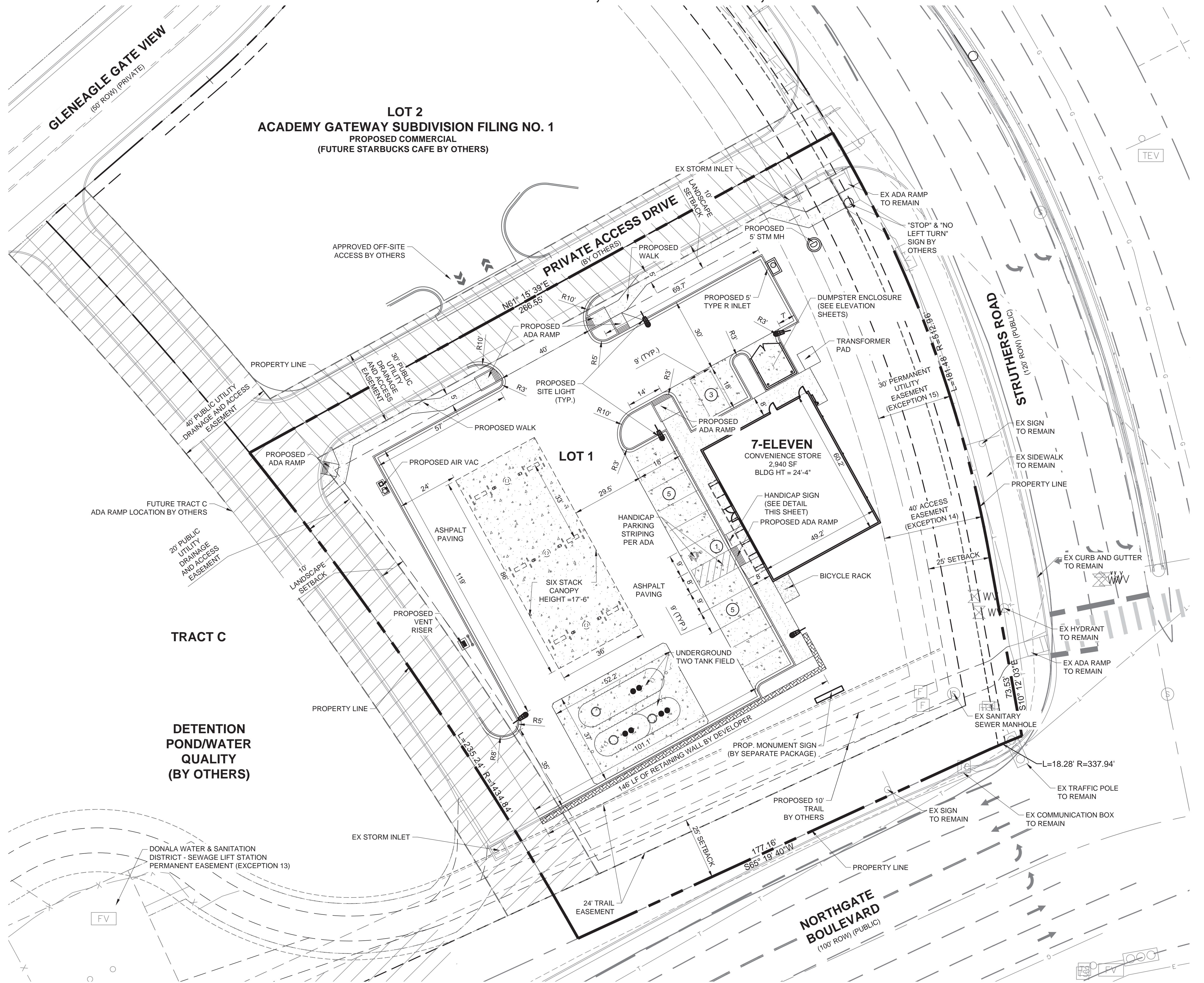
LOT AREA	1.31 ACRES - 57,068 SF
ZONING	(CS) COMMERCIAL SERVICES
BUILDING SQUARE FOOT	2,940 SF
OVERALL LOT COVERAGE	32,574 SF (57.08%)
TOTAL LANDSCAPE COVERAGE	24,494 SF (42.92%)
PARKING REQUIRED	12 SPOTS; 1 PER 250 SF BUILDING
PARKING PROVIDED	13 REGULAR, 1 ACCESSIBLE SPACE
BIKE RACKS PROVIDED	1 BIKE RACK EQUALS 2 BIKE PARKING SPOTS

ROAD IMPACT FEE

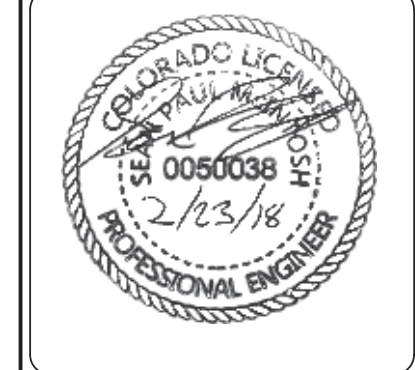
CONVENIENCE COMMERCIAL	\$8,114 PER 1,000 SF
	2,940 SF = \$24,855.16

NOTES

- THE 7-ELEVEN HOURS OF OPERATION WILL BE 24 HOURS A DAY.
- THERE ARE NO USES WITHIN THE 7-ELEVEN PROJECT THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF EL PASO COUNTY AS APPLICABLE.
- HANDICAP PARKING AREAS PROVIDED PER COUNTY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS SERVICE AREA DIMENSIONS AND ELEVATIONS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH EL PASO COUNTY ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY EL PASO COUNTY.
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
- UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLAND SHALL BE 3'.
- THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.



DATE	01/31/18
BY	SPM
REVISION	
1	EL PASO COUNTY RESUBMITTAL
2	EL PASO COUNTY RESUBMITTAL-STAMPED SET



EES
 ENGINEERING AND
 SOLUTIONS, INC.
 518 17th Street
 Suite 150
 El Paso, CO 80020
 www.ees-us.com
 303-572-7997



DEVELOPMENT PLAN
7-ELEVEN
 SITE PLAN
 LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1

PROJECT NO:	7E1024.01
DESIGNED BY:	SPM
DRAWN BY:	LER
DATE:	12/04/17

C1.0
 SHEET 2 OF 16

811
 Know what's below.
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 DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
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COUNTY PROJECT NUMBER PPR-17-058

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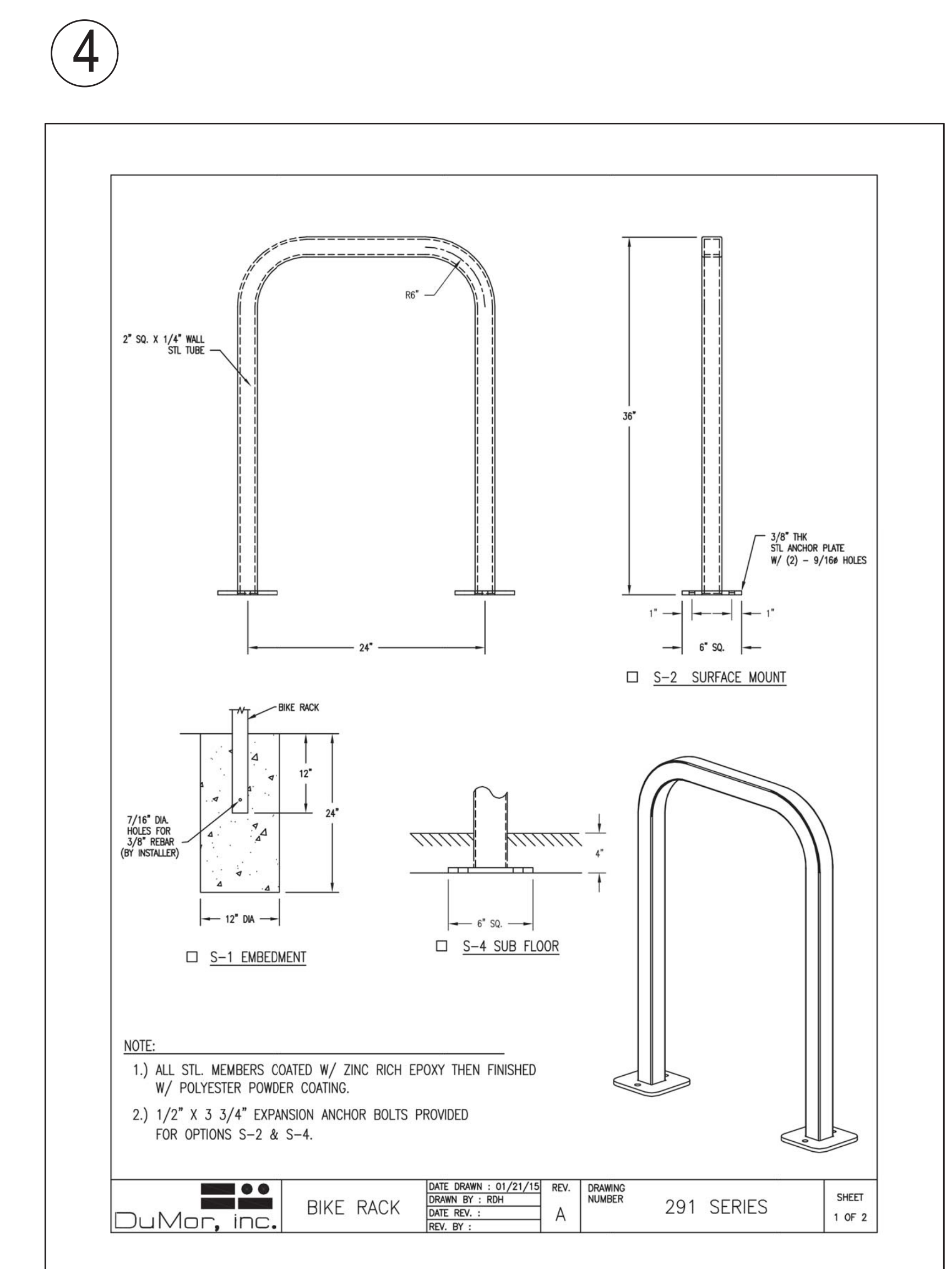
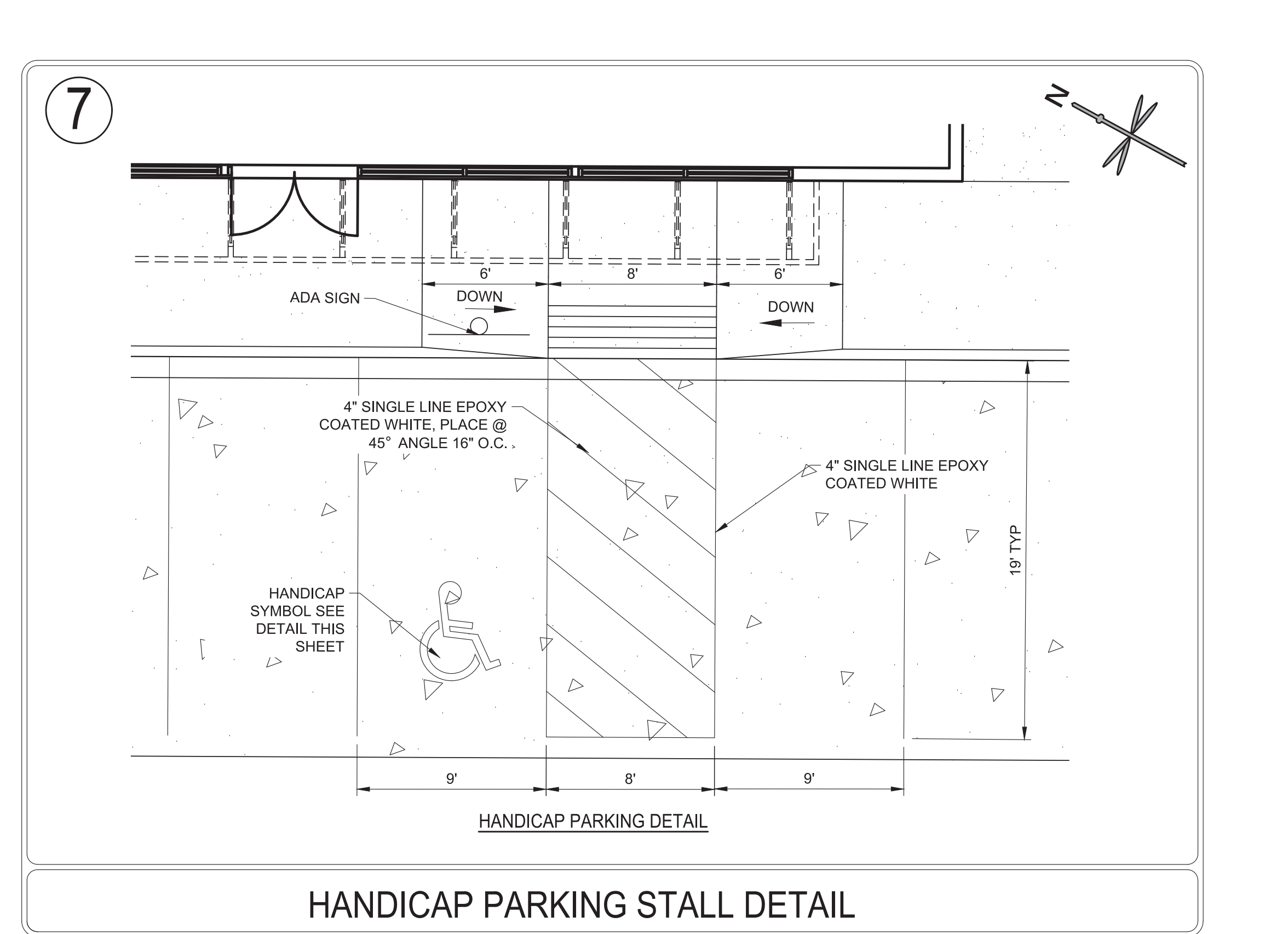
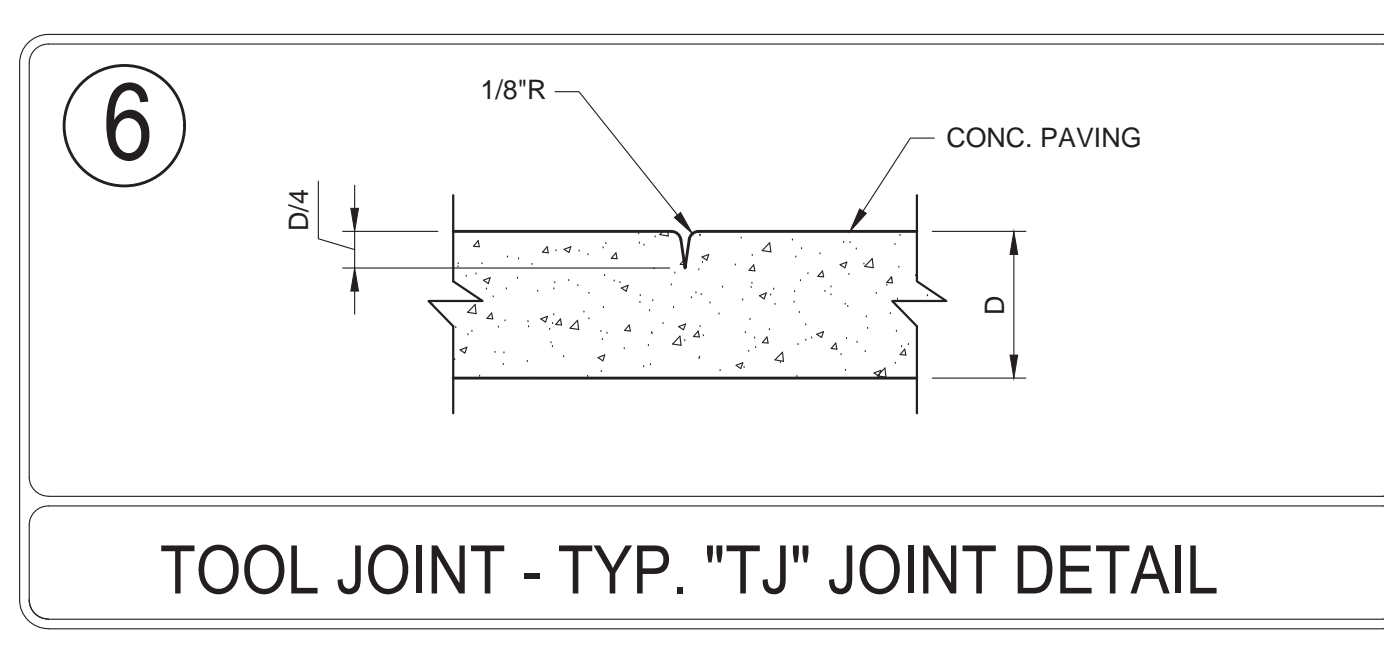
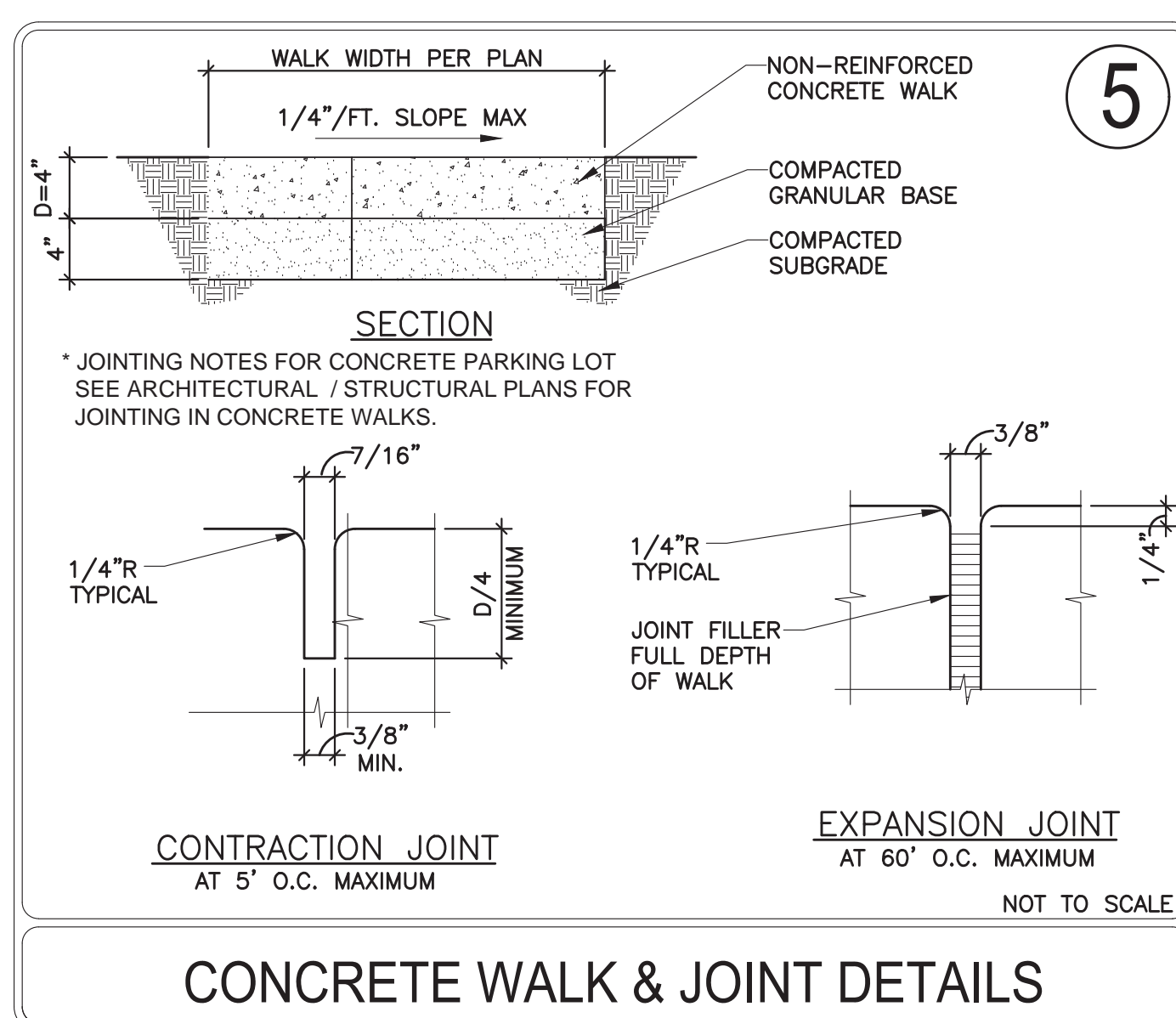
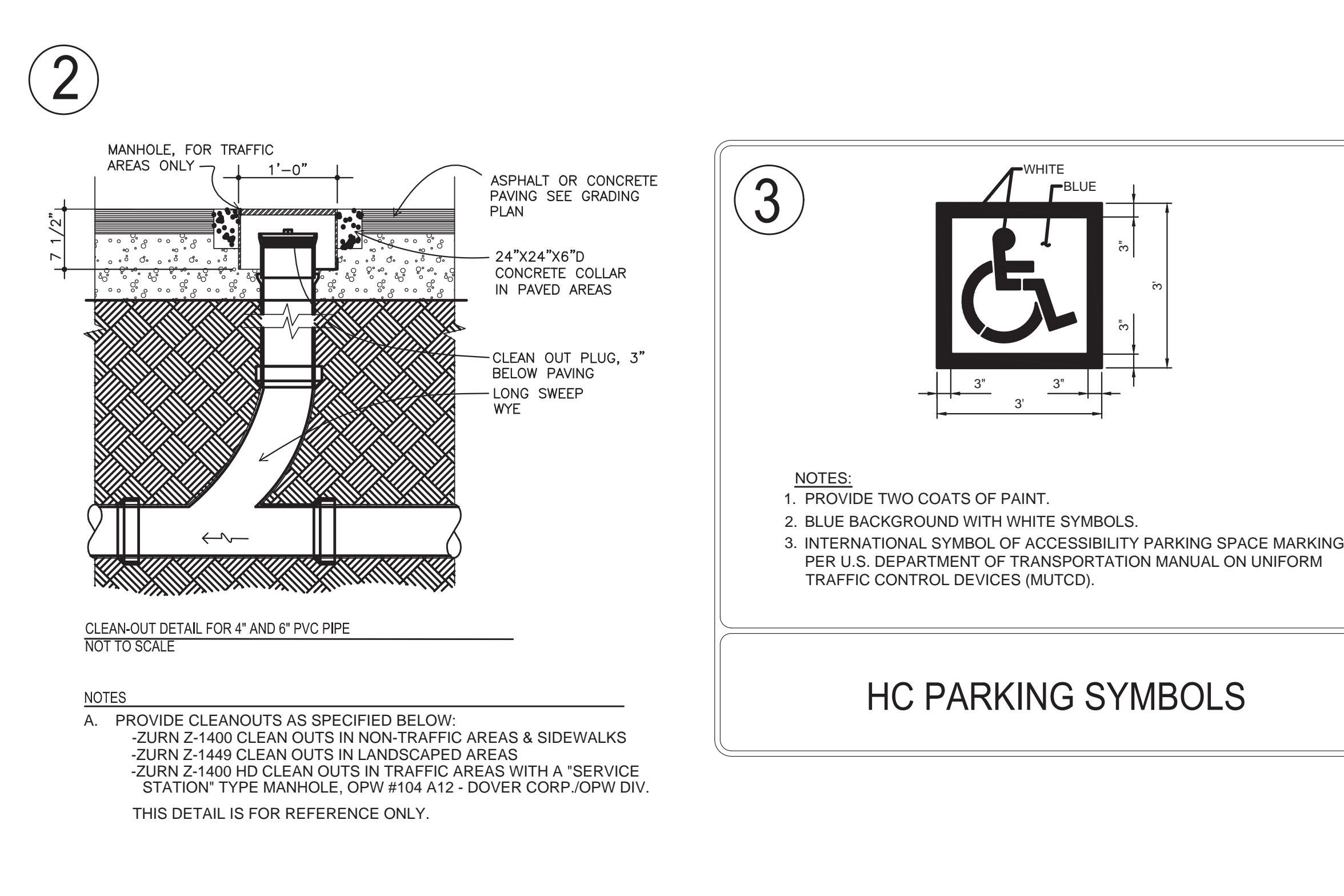
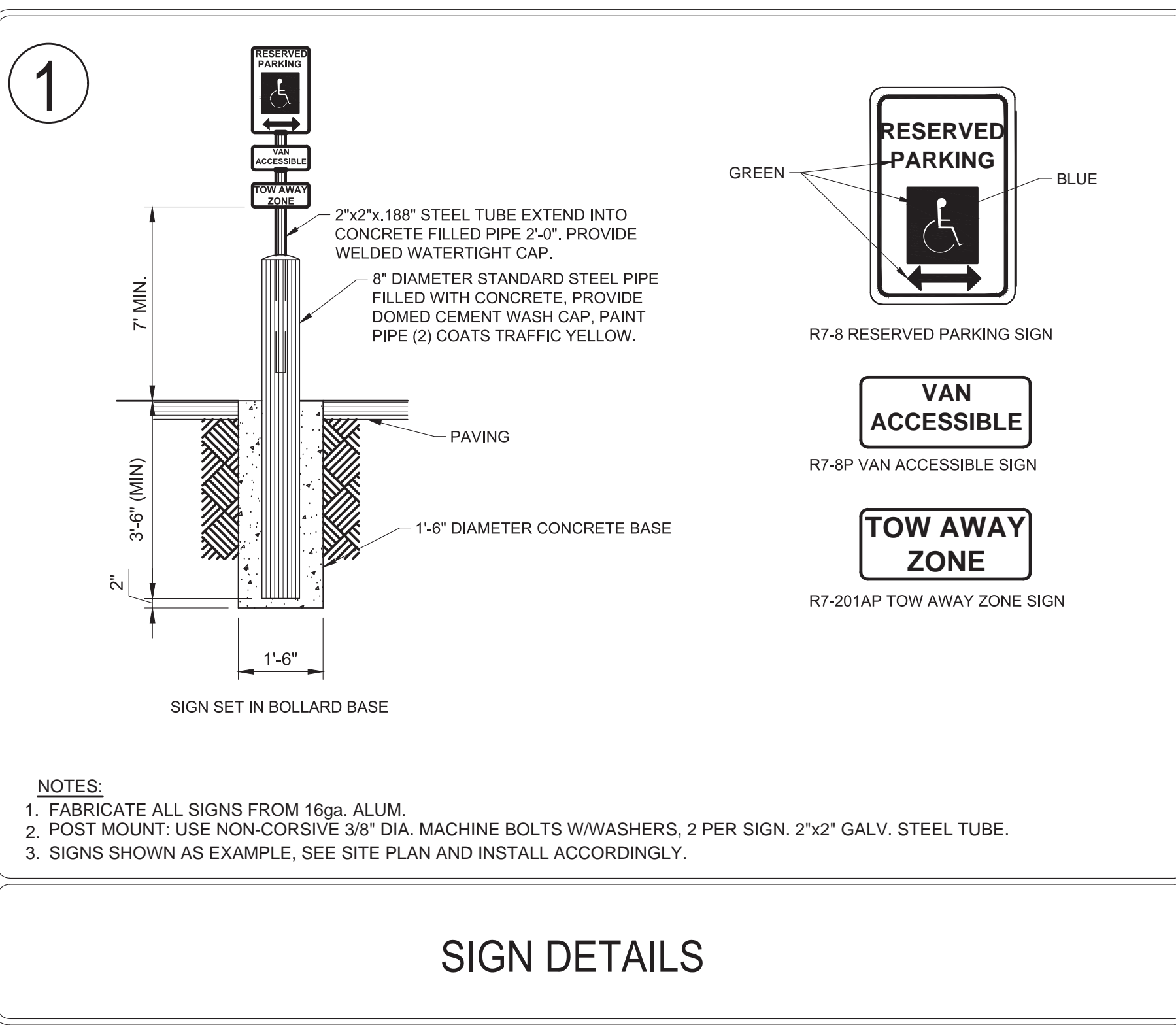
2/21/2018 3:15 PM P:\7-ELEVEN\CO. EL PASO COUNTY NORTHGATE AND STRUTHERS 103097908 CAD\10 SITE PLAN.DWG

MAJOR SITE DEVELOPMENT PLAN

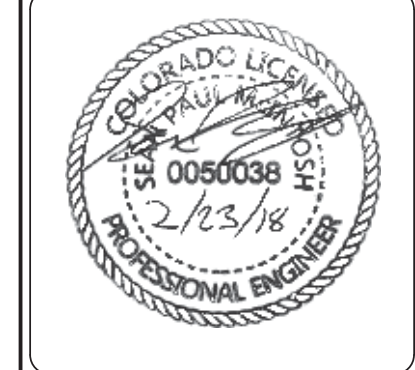
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
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6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL
MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

STANDARD JOINTING NOTES *

- CONCRETE AND JOINTING STANDARDS: CONCRETE PAVING SHALL FOLLOW THE GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS, ACI 330R-08 (OR LATEST EDITION). WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW JURISDICTIONAL STANDARDS AND/OR ACI 318, WHICHEVER IS MORE STRINGENT. IF THERE IS A DISCREPANCY BETWEEN PLANS, NOTES AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL ALWAYS APPLY. THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO GEOTECHNICAL AND CIVIL ENGINEER FOR REVIEW PRIOR TO PAVING.
- JOINT SPACING: CONCRETE SHALL BE JOINTED IN RELATIVELY SQUARE PANELS AND SHOULD HAVE THE LENGTH NO GREATER THAN 20% OF THE WIDTH. MAXIMUM SPACING BETWEEN JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS UP TO A MAXIMUM OF 15'. EVEN JOINT SPACING IS PREFERABLE FOR VISUAL CONSISTENCY. CONTRACTOR SHOULD AVOID JOINTING TO SHARP ANGLES AND TRY TO PLACE JOINTS PERPENDICULAR TO RADIIUSES OR ANGLED AREAS.
- JOINT DEPTH: JOINTS SHALL BE CUT AT LEAST $\frac{1}{4}$ THE THICKNESS OF THE SLAB THICKNESS OR 1", WHICHEVER DISTANCE IS GREATER.
- JOINT TYPES: ISOLATION JOINTS SHALL BE USED TO SEPARATE CONCRETE SLABS FROM STRUCTURES (I.E. BUILDING) OR FIXED OBJECTS (PLEASE REFER TO STRUCTURAL PLANS FOR PAVING AT BUILDING DOOR OPENINGS). CONCRETE AREAS ADJACENT TO BUILDING OR DOCK WALLS OR THAT ARE DIFFICULT TO SAW CUT SHALL BE TOOL JOINTED USING A GROOVING TOOL OR BY INSERTING A PREMOLDED FILLER STRIP. IN OPEN CONCRETE PAVED AREAS, CONCRETE MAY BE SAW CUT ONCE THE CONCRETE HAS HARDENED ENOUGH TO SUPPORT THE SAWS AND AVOID RAVELING, TYPICALLY WITHIN 4 HOURS (HOT WEATHER) TO 12 HOURS (COLD WEATHER), BUT NOT GREATER THAN 24 HOURS AFTER THE POUR. CONTRACTOR SHALL USE KEYS CONSTRUCTION JOINT TO PROVIDE CLEAN INTERFACE BETWEEN AREAS OF CONCRETE POURED AT DIFFERENT TIMES.
- JOINT SEALING: ISOLATION JOINTS BETWEEN BUILDING WALLS AND SIDEWALKS SHALL BE CLEANED WITH COMPRESSED AIR TO REMOVE FOREIGN MATERIAL AND SEALED WITH AN ELASTOMERIC SEALER TO MINIMIZE WATER INFILTRATION PER ACI 504R. OTHER JOINTS SHALL ONLY BE SEALED IF GEOTECHNICAL OR CIVIL ENGINEER DETERMINES THAT SUBGRADE PERFORMANCE WARRANTS JOINT SEALING. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS FOR PAVEMENT SURROUNDING BUILDING.



DATE	BY	REVISION
01/31/18	SPM	1 EL PASO COUNTY RESUBMITTAL
02/23/18	SPM	2 EL PASO COUNTY RESUBMITTAL-STAMPED SET



DEVELOPMENT PLAN
7-ELEVEN
 LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1
SITE PLAN DETAILS

PROJECT NO.:	7EL024.01
DESIGNED BY:	SPM
DRAWN BY:	LER
DATE:	12/04/17
C5.1	SHEET 11 OF 16

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